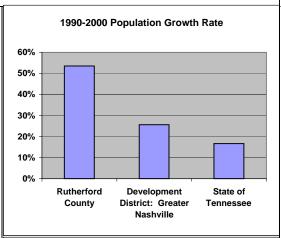
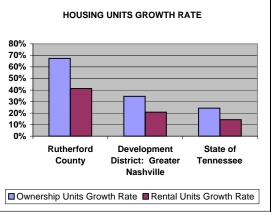
Population and Housing Market Profiles: Rutherford County

		Development	
		District: Greater	State of
	County	Nashville	Tennessee
POPULATION			
Census 2000 Population	182,023	1,411,725	5,689,283
1990-2000 Population Growth Rate	53.5%	25.6%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	18,028	226,921	953,349
1990-2000 Growth Rate	68.8%	31.9%	22.5%
Asian & Pacific Islander population			
Census 2000	4,206	29,749	73,505
1990-2000 Growth Rate	146.5%	149.7%	130.9%
Hispanic population			
Census 2000	5,065	47,582	123,838
1990-2000 Growth Rate	447.0%	329.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	46,399	361,244	1,561,363
Ownership Units Growth Rate	67.4%	34.5%	24.3%
Owner Market Vacancy rates	2.1	1.2 to 2.7	2.0
Rental Units			
Census 2000	20,044	184,819	671,542
Rental Units Growth Rate	41.4%	20.8%	14.3%
Renter Market Vacancy rates	8.9	4.8 to 13.2	8.8
AGE OF HOUSING STOCK			
Percent of units built before 1960	11.9%	20.7%	25.4%
Percent of units built after 1990	40.5%	26.6%	23.5%





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Median Family

Income

State of

Tennessee

Population and Housing Market Profiles: Rutherford County Development Homeownership Rates: 1990 & 2000 Rutherford District: Greater State of County Nashville Tennessee 80% **HOME OWNERSHIP RATES** 75% Census 2000 69.8% 66.2% 69.9% 70% Census 1990 66.2% 63.7% 68.1% 65% 60% MINORITY HOMEOWNERSHIP RATES Rutherford County **Development District:** African American **Greater Nashville** Census 2000 51.9% 45.0% 50.5% □ Census 2000 □ Census 1990 Census 1990 45.5% 47.3% 42.2% Asian & Pacific Islander Census 2000 65.9% 52.3% 50.3% Income Statiatics (2000 Census) Census 1990 52.1% 44.7% 45.1% Hispanic \$60,000 \$50,000 Census 2000 37.3% 33.2% 35.8% \$40,000 Census 1990 45.3% 50.4% 48.6% \$30,000 \$20,000 \$10,000 1999 Income (2000 Census) \$15,613 to Per Capita Median Per Capita Income \$19,938 \$32,496 \$19,393 Income Household \$29,968 to Income Median Household Income \$46,312 \$69,104 \$36,360 \$35,395 to ■ Rutherford County ■ State of Tennessee Median Family Income \$53,553 \$78,315 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 59% N/A 58% 15.0% 10.0% Median Household Income 50% N/A 47% 5.0% Median Family Income 49% N/A 47% 0.0% Rutherford Development Poverty Status in 2000 District: County Persons below Poverty Level 15,808 139,626 746,789 Greater Nashville Families below Poverty Level 2,760 28,138 160,717 % of Persons below Poverty Level 9.0% 10.2% 13.5%

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	Rutherford	Development District: Greater	State of	Housing Cost Burden in 2000	
	County	Nashville	Tennessee		
				50%	
Home Values & Owner Cost Burden				40%	
2000 madian barra value	4112 500	\$63,300 to	402.000	35%	
2000 median home value	\$113,500		\$93,000	25%	
1990-00 increase in home value	58.1%	,	60.3%	20%	
Owner-cost Over 30 percent of income	19.1%	20.7%	19.9%	10%	
Owner-cost Over 38 percent of income	12.5%	14.5%	14.5%	5%	
Gross Rent & Rent Burden				Rutherford Development State	
2000 median Gross Rent	\$601	\$394 to \$744	\$505	County District: Greater Tenness	
1990-00 increase in Gross Rent	49.1%	N/A	41.5%	Nashville	
Gross Rent Over 30 percent of income	42.9%	37.8%	37.9%	Owner-cost Over 30 percent of income	
Gross Rent Over 38 percent of income	34.1%	29.2%	30.2%	Gross Rent Over 30 percent of income	
Unite with Others II					
Units with Other Housing Problems			14 2:5	House Heating Fuel Used	
Lacking complete plumbing facilities	218	2,494	14,340		
Lacking complete kitchen facilities	232	3,021	13,324	70%	
Over crowding (over 1 person per room)	1,705	16,330	61,191	60%	
House Heating Fuel Used in 2000				50%	
Electricity	58.6%	57.0%	52.1%	40%	
Utility Gas	34.9%	35.6%	36.0%	30%	
Bottled or LP Gas	4.7%	5.2%	7.2%	20%	
				10%	
Recent Movers (2000 Census)					
Moved into the unit in 1999 or later	25.7%	24.1%	20.7%	0% Butherford Bourland	
Moved into the unit in 1995 or later	60.1%	55.9%	49.6%	Rutherford Development State of County District: Greater Tenness	
Moved into the unit in 1990 or later	77.2%	71.4%	65.7%	County District: Greater Tenness Nashville	
Mobile Home Units (2000 Census)	4,722	35,864	268,876	□ Electricity ■ Utility Gas □ Bottled or LP Gas	

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